

ZONING

190 Attachment 2

Town of Highland

Zoning Schedule

[Amended 7-2-2005 by L.L. No. 6-2005; 1-8-2007 by L.L. No. 1-2007; 7-14-2009 by L.L. No. 4-2009; 11-26-2008 by L.L. No. 2-2008; 4-12-2011 by L.L. No. 4-2011; 3-10-2015 by L.L. No. 1-2015; 2-9-2016 by L.L. No. 1-2016]

1. HAMLET COMMERCIAL DISTRICT (H-C) — ONE ACRE MINIMUM

A. PERMITTED USES

- (1) One single family dwelling on less than 15% slope.
- (2) One two family dwelling on less than 15% slope.
- (3) Agriculture.
- (4) Antennas (freestanding) not over 80 feet in height.
- (5) Business and professional offices.
- (6) Drinking establishments
- (7) Fire houses and emergency services.
- (8) Home occupations.
- (9) Manufactured homes.
- (10) Restaurants.
- (11) Retail stores.
- (12) Service establishments.
- (13) Forest management.

B. SPECIAL PERMITTED USES

- (1) One single-family dwelling on slopes 15% or greater.
- (2) One two-family dwelling slopes 15% or greater.
- (3) One multiple-family dwelling, not to exceed three units.
- (4) Adult-oriented business.
- (5) Animal husbandry in excess of one animal unit per acre of land.
- (6) Antennas (freestanding) over 80 feet in height.
- (7) Automotive repair shops.
- (8) Automotive services stations.
- (9) Commercial recreation.
- (10) Education institutions.
- (11) Farm stands.
- (12) Game centers.
- (13) Hotels and motels.
- (14) Medical facilities.
- (15) Mobile homes.
- (16) Places of worship.
- (17) Public parks and recreations.
- (18) Repair shops.
- (19) Stripping and clear-cutting; more than five acres of land.
- (20) Mixed commercial/residential dwelling.
- (21) Farm brewery.

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C. ACCESSORY USES

- (1) Game rooms.
- (2) Garden houses/tool sheds.
- (3) Private garages.
- (4) Private stables.
- (5) Swimming pools.
- (6) Other customary accessory uses and/or buildings.

2. RESIDENTIAL DISTRICT (R-1) — TWO ACRE MINIMUM

A. PERMITTED USES.

- (1) One single-family dwelling on less than 15% slope.
- (2) One two-family dwelling on less than 15% slope.
- (3) Agriculture.
- (4) Antennas (freestanding) not over 80 feet in height.
- (5) Bed-and-breakfast establishments.
- (6) Business and professional offices.
- (7) Home occupations.
- (8) Manufactured home.
- (9) Forest management.

B. SPECIAL PERMITTED USES

- (1) One single-family dwelling on slopes 15% or greater.
- (2) One two-family dwelling on slopes 15% or greater.
- (3) (Reserved)
- (4) Animal husbandry in excess of one animal unit per acres of land.
- (5) Antennas (freestanding) over 80 feet in height.
- (6) Cemeteries.
- (7) (Reserved)
- (8) Farm stands.
- (9) Fire houses and emergency services.
- (10) Hotels and motels.
- (11) Kennels.
- (12) Outdoor recreation.
- (13) Places of worship.
- (14) Public facilities and utilities.
- (15) Public parks and recreation.
- (16) Quarrying.
- (17) Repair shops, automotive repair shops and automotive service stations.
- (18) Restaurants.
- (19) Service establishments.
- (20) Stripping and clear cutting; more than five acres of land.

C. ACCESSORY USES.

- (1) Garden houses/tool sheds.
- (2) Private garages.
- (3) Private stables.
- (4) Swimming pools.

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- (5) Other customary accessory uses and/or buildings; provided such uses are clearly incidental to the principal use.

3. RESIDENTIAL-AGRICULTURAL DISTRICT (R-2) — THREE ACRE MINIMUM

A. PERMITTED USES.

- (1) One single-family dwelling on less than 15% slope.
- (2) One two-family dwelling on less than 15% slope.
- (3) Agriculture.
- (4) Antennas (freestanding) not over 80 feet in height.
- (5) Bed-and-breakfast establishments.
- (6) (Reserved)
- (7) Farms and dairies.
- (8) Farm stands.
- (9) Forest management.
- (10) Home occupations.
- (11) Manufactured home.

B. SPECIAL PERMITTED USES.

- (1) One single-family dwelling on slopes 15% or greater.
- (2) One two-family dwelling on slopes 15% or greater.
- (3) Antennas (freestanding) over 80 feet in height.
- (4) Cemeteries.
- (5) Commercial recreation.
- (6) (Reserved)
- (7) Fire houses and emergency services.
- (8) (Reserved)
- (9) Hydroelectric generation and related facilities; prohibited in UDRC.
- (10) Kennels.
- (11) Outdoor recreation.
- (12) Places of worship.
- (13) Public facilities and utilities.
- (14) Public parks and recreation.
- (15) Quarrying.
- (16) Restaurants; six-acre minimum.
- (17) Sawmills.
- (18) Service establishments; six-acre minimum.
- (19) Stables.
- (20) Stripping and clear cutting; more than five acres of land.
- (21) Farm brewery.

C. ACCESSORY USES.

- (1) Garden houses/tool sheds.
- (2) Private garages.
- (3) Private stables.
- (4) Swimming pools.
- (5) Other customary accessory uses and/or buildings; provided such uses are clearly incidental to the principal use.

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4. WASHINGTON LAKE RESORT DISTRICT (WLRD) THREE ACRE MINIMUM

A. PERMITTED USES.

- (1) One single-family dwelling on less than 15% slope.
- (2) One two-family dwelling on less than 15% slope.
- (3) (Reserved)
- (4) Agriculture.
- (5) Antennas (freestanding) not over 80 feet in height.
- (6) Boardinghouses.
- (7) Drinking establishments.
- (8) Game rooms.
- (9) Home occupations.
- (10) Hotels and motels.
- (11) Manufactured home.
- (12) Restaurants.
- (13) Forest management.

B. SPECIAL PERMITTED USES

- (1) One single-family dwelling on slopes 15% or greater.
- (2) One two-family dwelling on slopes 15% or greater.
- (3) (Reserved)
- (4) Antennas (freestanding) over 80 feet in height.
- (5) Bed-and-breakfast establishments.
- (6) Business and professional offices.
- (7) (Reserved)
- (8) Fire houses and emergency services.
- (9) Farm stands.
- (10) Fire houses and emergency services.
- (11) Game centers.
- (12) Outdoor recreation.
- (13) Places of worship.
- (14) Public parks and recreation areas.
- (15) Quarrying.
- (16) Retail stores.
- (17) Service establishments.
- (18) Stables.
- (19) Stripping and clear-cutting; more than five acres of land.

C. ACCESSORY USES

- (1) Garden houses/tool sheds.
- (2) Private garages.
- (3) Private stables.
- (4) Swimming pools.
- (5) Other customary accessory uses and/or buildings; provided such uses are clearly incidental to the principal use.